

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall17CB STUCCO 80

Exterior Wall06BD/BATTEN 20

Roof Structure03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo08SHT VINYL 50

Interior Floo12HARDWOOD 50

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms4 100

Frame Stories Units03MASONRY 100
2. 2. 100
0 100

BUD8 Adjustme Occupancy02DIST FB 100
00 NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1053.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAL66152024101,278

BAS1,53810019931,538196,450

BAS781002024789,963

BAS781002024789,963

BAS330100202433042,151

FCP3302519938210,474

FOP59630199317922,864

FOP59630199317922,864

FOP92302010283,576

FOP92302010283,576

TOTALS5,3344,068519,609

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDD YEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10504FP-ELECTRI0100001.00UT2,000.002,000.0010019731973331.6632

20812CONCRETE C0100004,100.00SF4.004.00100197319733233,772

30416DUNEWALKS01001514604.00SF30.0030.00100198419843203,624

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPTH FACT% CONDD TOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETOHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000120CRES OCEAN100RR-1150.00400.00150.00FF1.001.000.9019,000.0017,100.002,565,000

REVIEW DATE02/14/2024BYDJTotal Acres: 0.00Total Land Value: 2,565,000Market: 0Agricultural: 0Common: 2,565,000PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0500014,06896.1840151.97618,214197319950015.9584.05

SFR CUST - 100% - 1998Heated Area: 3562HX Base Yr 1998

FOP2010FOP1993BAS1993BAS2024FCP1993BAS2024BAL2024

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE05/07/2025MLU

4240 S FLETCHER AVE, FERNANDINA BEACHFL

** This building has 11 Sub-Areas

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE519,609

TOTAL MARKET OB/XF VALUE8,028

TOTAL LAND VALUE - MARKET2,565,000

TOTAL MARKET VALUE3,092,637

SOH/AGL Deduction2,105,051

ASSESSED VALUE987,586

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE936,864

TOTAL JUST VALUE3,092,637

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE2,732,244

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

1619/02905/05/2009QC U I 11100

GRANTOR: MONROE MARY H TRUSTEE

GRANTEE: MONROE MARY H TRUST

0864/14541/28/1999WD Q I 01100

GRANTOR: MONROE MARY HELEN

GRANTEE: MONROE MARY H & NIC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-48,7] S41 E13 E29 N13 W4 N25 W24 N3 W14 \$

FUS=[YR=1993;ORIG=57,48] W7 W35 N41 E14 S3 E24 S25 E4 S13 \$

FOP=[YR=1993;ORIG=0,0] W35 S6 E1 S4 E24 S25 E10 N35 \$

FOP=[YR=1993;ORIG=28,0] E35 S35 W10 N25 W24 N4 W1 N6 \$

FCP=[YR=1993;ORIG=-35,48] S15 E22 N15 W22 \$

BAS=[YR=2024;ORIG=50,48] S15 W22 N15 E22 \$

FOP=[YR=2010;ORIG=-35,0] W13 S7 E14 N1 W1 N6 \$

FOP=[YR=2010;ORIG=15,0] E13 S6 E1 S1 W14 N7 \$

BAS=[YR=2024;ORIG=-6,48] E6 N13 W6 S13 \$

BAS=[YR=2024;ORIG=63,35] S13 W6 N13 E6 \$

PTR=[ORIG=0,0] E15 W15 \$

BAL=[YR=2024;ORIG=50,63] W22 S3 E22 N3 \$